

REQUEST FOR**ACTION BY:****TOWN OF CLARENCE, N.Y.**

- ☒ Appeal Board
☐ Planning Board
☐ Town Board

- ☒ Appeal
☐ Rezone
☐ Revise Ordinance
☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Brad PackardDate March 15, 2012

Action Desired Applicant is requesting a 24' variance to allow for a 33' front yard setback to a primary residence for the construction of a new attached garage addition at 8185 West Ledge Lane in the Residential Single Family zoning district.

Reason _____

Town Code Reference: _____

Section 229-52(A) (1)

PLEASE PRINTName Greg WolmeringAddress 8185 West Ledge LaneWilliamsville NY 14221

Town/City _____ State _____ Zip _____
 Phone Home: 626-7214 / Cell: 946-7312

Signed SIGNATURE ON FILE

Requests for action on zoning should be filled out completely in above spaces if practicable, otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial ActionApproved ☐Rejected ☐

by _____ on _____ 19 _____

Approved ☐Rejected ☐

by _____ on _____ 19 _____

Published (Attach Clipping)

on _____ 19 _____

Hearing Held by _____

on _____ 19 _____

Final Action TakenApproved ☐Rejected ☐

by _____ on _____ 19 _____

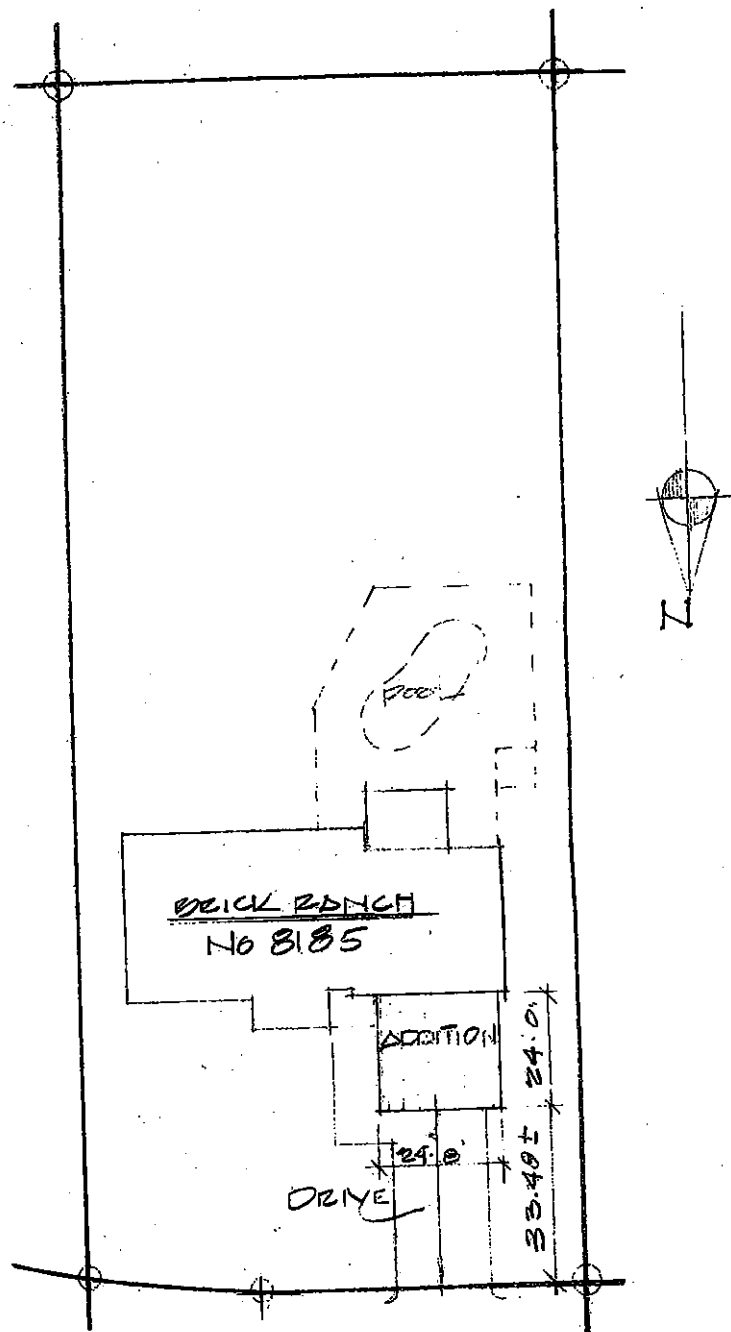
Published (Attach Clipping)

on _____ 19 _____

Filed with Town Clerk Darcy A. Snyder #2509on March 29 19 2012

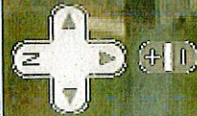
Filed with County Clerk

on _____ 19 _____



WEST LEDGE LANE
TOWN OF CLARENCE

SITE PLAN
1" = 30'-0"



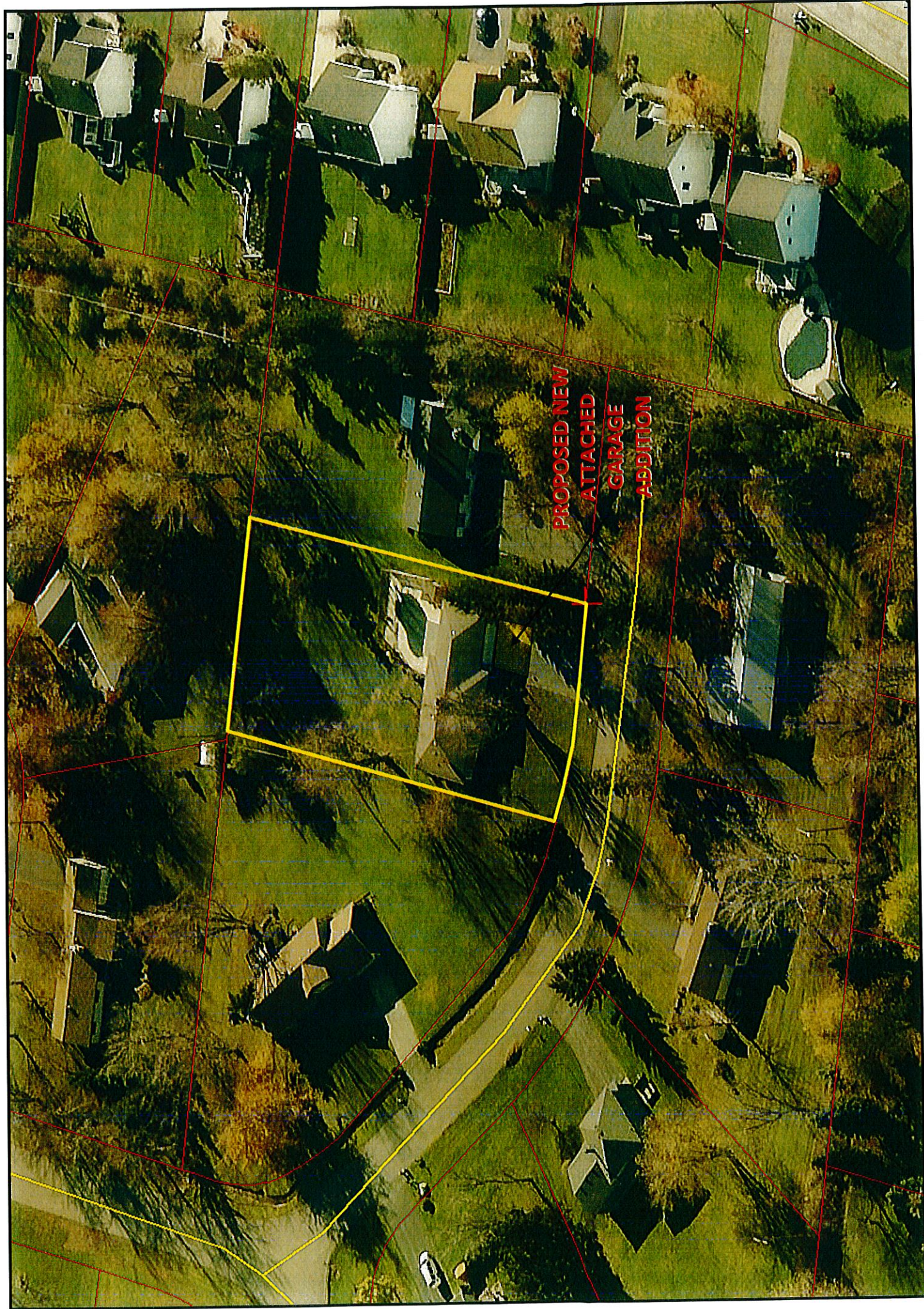
Projection:

Scale 1:

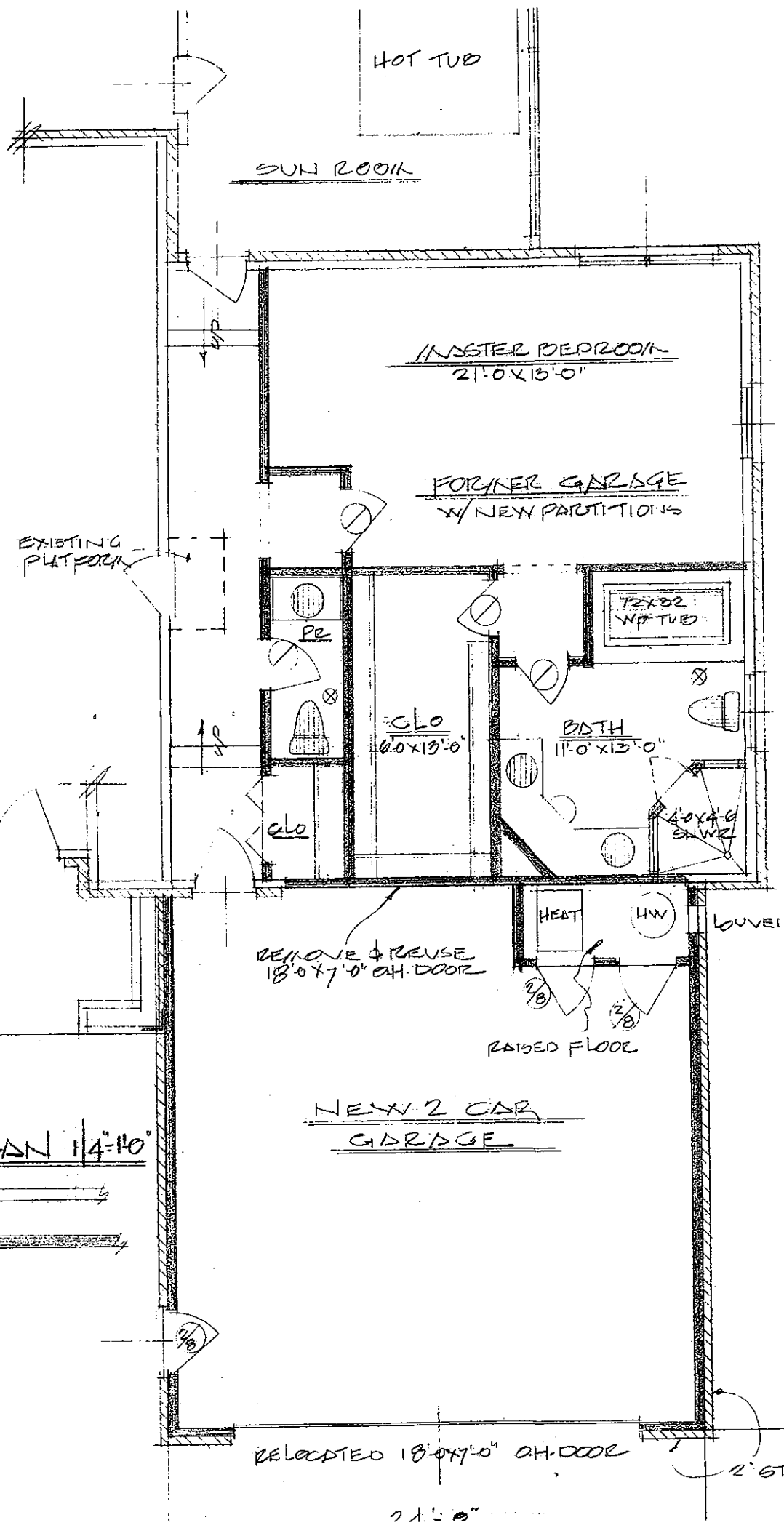
Jump to Extent:

Navigation buttons: [Previous View] [Next View] [Full Screen]

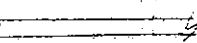





PROPOSED NEW
ATTACHED
GARAGE
ADDITION

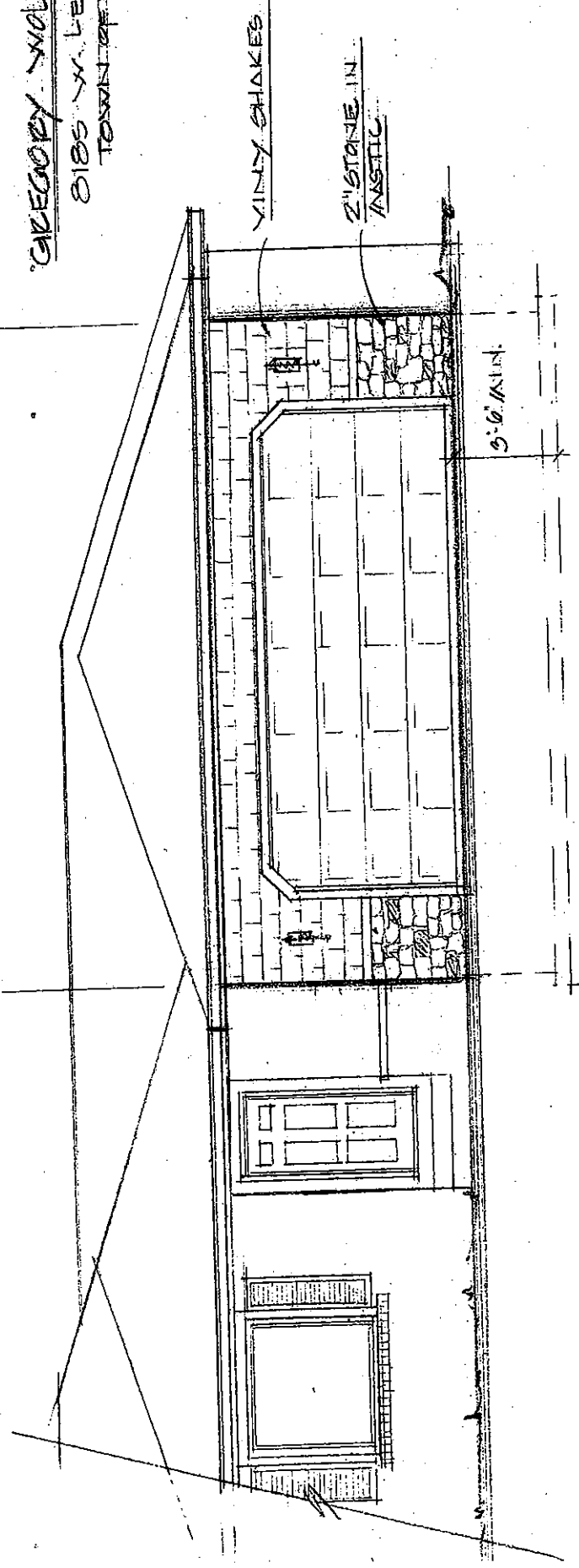


1st FLOOR PLAN 1/4"=1'-0"

EXISTING 

NEW WORK 

GREGORY VOLANER INC.
8185 W. LEDGE LN.
TOWN OF STANLEY

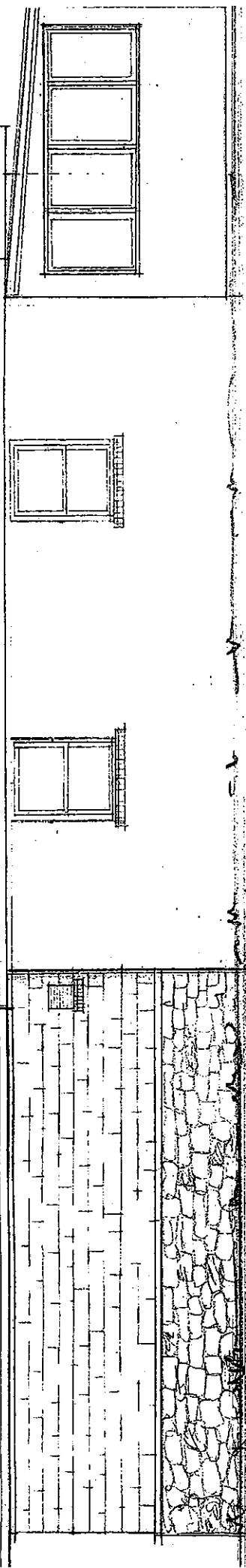


FRONT ELEVATION 11'4\"/>

ADDITION ← EXISTING →

RIDGE VENT

ASPHALT SHINGLES



RIGHT SIDE ELEVATION 14'-10"

ADDITIONAL
TO THE
of

← EXISTING → ADDITION →

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☐ Limited Use Permit
☐ Other

Rec'd. by: Brad Packard

Date March 27, 2012

Action Desired Applicant is requesting a .04 acre (1,930 square feet) variance to allow for a new building lot having .30 acre (13,070 square feet) at 8146 Stahley Road in the Traditional Neighborhood zoning district.

Reason

Town Code Reference:

Section 229-60

PLEASE PRINT

Name Kevin Siskar

Address 8146 County Road

East Amherst NY 14051

Town/City **State** **Zip**
Phone 517-0962

Signed SIGNATURE ON FILE

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Rejected ☐

Approved ☐

Rejected ☐

by on 19

by on 19

Published (Attach Clipping) on 19

Hearing Held by on 19

Final Action Taken

Approved ☐

Rejected ☐

by on 19

Published (Attach Clipping) on 19

Filed with Town Clerk on 19

Filed with County Clerk on 19



PROPOSED LOT
LAND AREA: .34 Acre
(15,000 Sq. Ft.)

EXISTING LOT
LAND AREA: .30 Acre
(13,070 Sq. Ft.)

County Rd

Stanley Rd



Projection: NAD 1983 StatePlane New York
Scale 1: 703



PROPOSED LOT
LAND AREA: .34 Acre
(45,000 Sq. Ft.)

EXISTING LOT
LAND AREA: .30 Acre
(13,070 Sq. Ft.)

COUNTY

COUNTY (WIDTH VARIES) ROAD
(DODGE ROAD)

CENTERLINE OF COUNTY ROAD

NORTH LINE OF LOT 3

FORMER 49.5' WIDE RIGHT OF WAY

FORMER 49.5' WIDE RIGHT OF WAY

165.91' MEAS. / 166.63' MAP

114.64'

S 01°24'06" W

S 88°35'54" E

R.O.W.

STAHLEY ROAD
(CLARENCE CENTER - SWORTHVILLE ROAD)

32.98' MEAS.
31.78' MAP

N 68°10'33" E
S 68°14'06" W
MEAS.
MAP

N 21°45'54" W
S 21°49'27" W
MEAS.
MAP

ROAD

EXISTING LOT TO REMAIN
ROAD FRONTAGE - \pm 152'
LAND AREA - 13,070 SQ. FT.

PROPOSED NEW
BUILDING LOT
ROAD FRONTAGE - \pm 162'
LAND AREA - 15,000 SQ. FT.

CONCRETE
BLOCK
GARAGE

2 STORY
FRAME
HOUSE
NO. 8146

DRIVE
2.8' N

DRIVE
2.3' N

STONE DRIVE

303.44'

PARALLEL WITH THE
NORTH LINE OF LOT 3

NORTH LINE OF
LIBER 2945 PAGE 393

NORTHEASTERLY CORNER OF
LANDS CONVEYED TO FRANK
KRAFFT AS RECORDED IN
LIBER 2945 PAGE 393

94.79'

S 01°24'06" W

FOUND
IRON
8.60' N
0.1' W

NOTE:

EASEMENT TO NEW YORK STATE ELECTRIC & GAS
CORPORATION AS RECORDED IN LIBER 7239 PAGE 141 DOES
NOT AFFECT THE PROPERTY. THE EASEMENT IS FOR A
GUY WIRE THAT IS LOCATED EASTERLY OF THE PROPERTY

TEMPORARY EASEMENT TO ERIE COUNTY SEWER DISTRICT
NO. 5 AS RECORDED IN LIBER 9858 PAGE 390 DOES NOT
AFFECT PROPERTY. TEMPORARY EASEMENT WAS FOR THE
DURATION OF CONSTRUCTION OF SANITARY SEWER LINES;
CONSTRUCTION IS COMPLETE.

NO IRONS SET OR FOUND AT PROPERTY
CORNERS UNLESS NOTED HEREON.

This survey was prepared without the benefit of an
abstract of title and is subject to any state of facts
that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey,
drawing, design, specification, plan or report is a
violation of section 7209, provision 2 of the
New York State Education Department.

VARIANCE REQUEST DATA

EXISTING LOT - .64 ACRE (28,070 SQ. FT.)


PROPOSED LOT - .34 ACRE (15,000 SQ. FT.)

RESULTANT LOT AREA - .30 ACRE (13,070 SQ. FT.)

VARIANCE REQUEST - .04 ACRE (1,930 SQ. FT.)



Michael J. Pannella, PLS

PART OF LOT(S) : 3		SECTION : 16	TOWNSHIP : 12	RANGE : 6	STATE OF NEW YORK		SCALE: 1" = 30'
LOCATION : TOWN OF CLARENCE		COUNTY OF ERIE					
		KIND	DATE	REQUESTED BY		JOB NO.	
 Nussbaumer & Clark, Inc. Engineers and Surveyors 3556 Lake Shore Road Buffalo, New York 14219-1494 (716) 827-8000		SURVEY	12/16/08	FRIEDMAN & RANZENHOFER, P.C.		08J2-1161	
		REVISION	01/15/09	FRIEDMAN & RANZENHOFER, P.C.		08J2-1161	
		REVISION	01/20/09	FRIEDMAN & RANZENHOFER, P.C.		08J2-1161	

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DRAWING NO. 08J2-1161

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☐ Limited Use Permit
☐ Other

Rec'd. by: Brad Packard

Date March 28, 2012

Action Desired Applicant is requesting a 903 square foot variance to allow for the construction of a 1,103 square foot detached accessory structure (pool house) at 9433 Hunting Valley Road South in the Residential Single Family zoning district.

Reason

Town Code Reference:

Section 229-55 (H)

PLEASE PRINT

Name Mike Giokas

Address 9433 Hunting Valley Road South

Clarence NY 14031

Town/City **State** **Zip**
Phone 200-9825

Signed SIGNATURE ON FILE

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 Approved ☐
 Rejected ☐ by on 19
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 Hearing Held by on 19

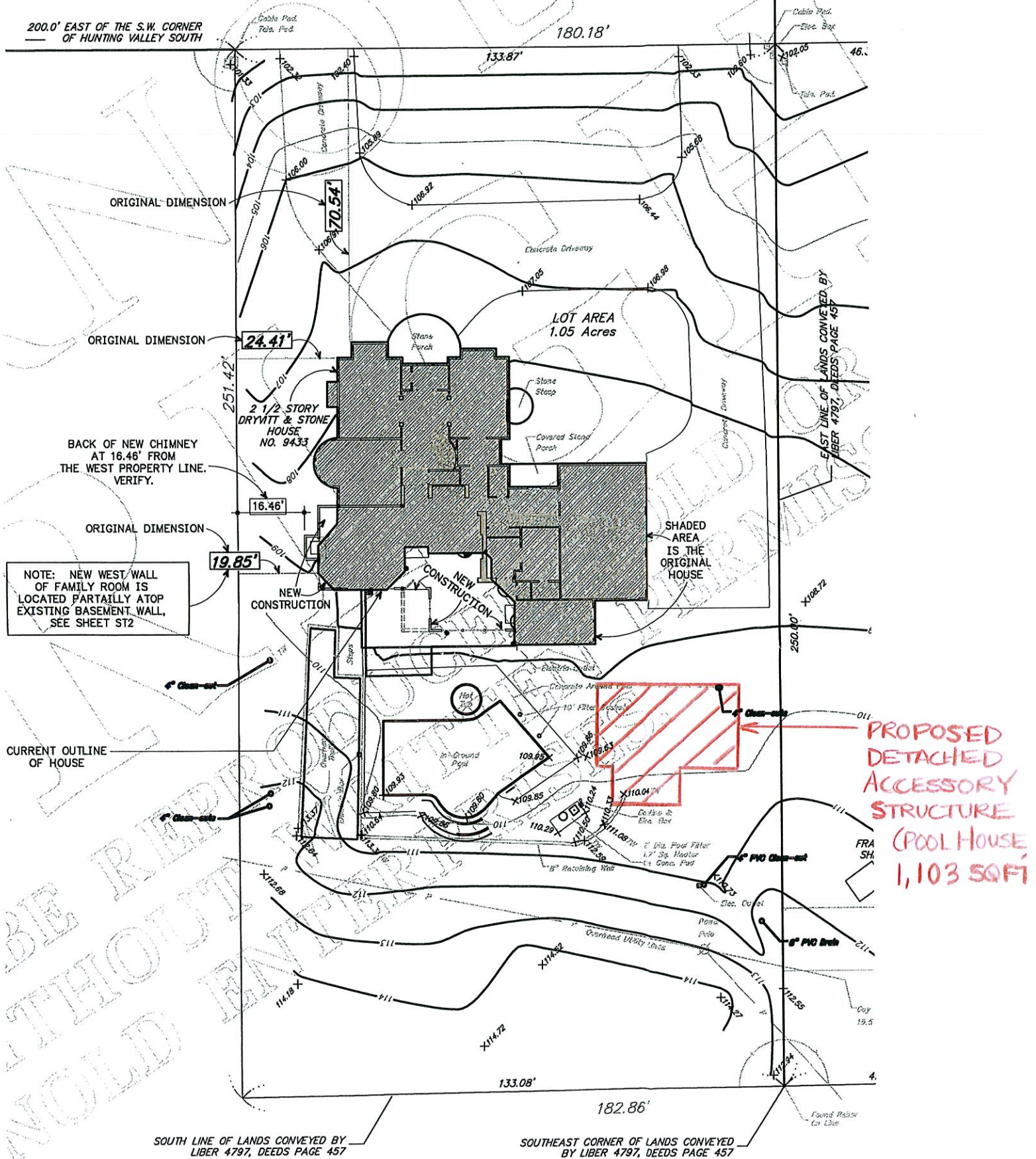
Final Action Taken

Approved ☐
 Rejected ☐ by on 19
 Published (Attach Clipping) on 19
 Filed with Town Clerk on 19
 Filed with County Clerk on 19

HUNTING VALLEY (60' WIDE) SOUTH

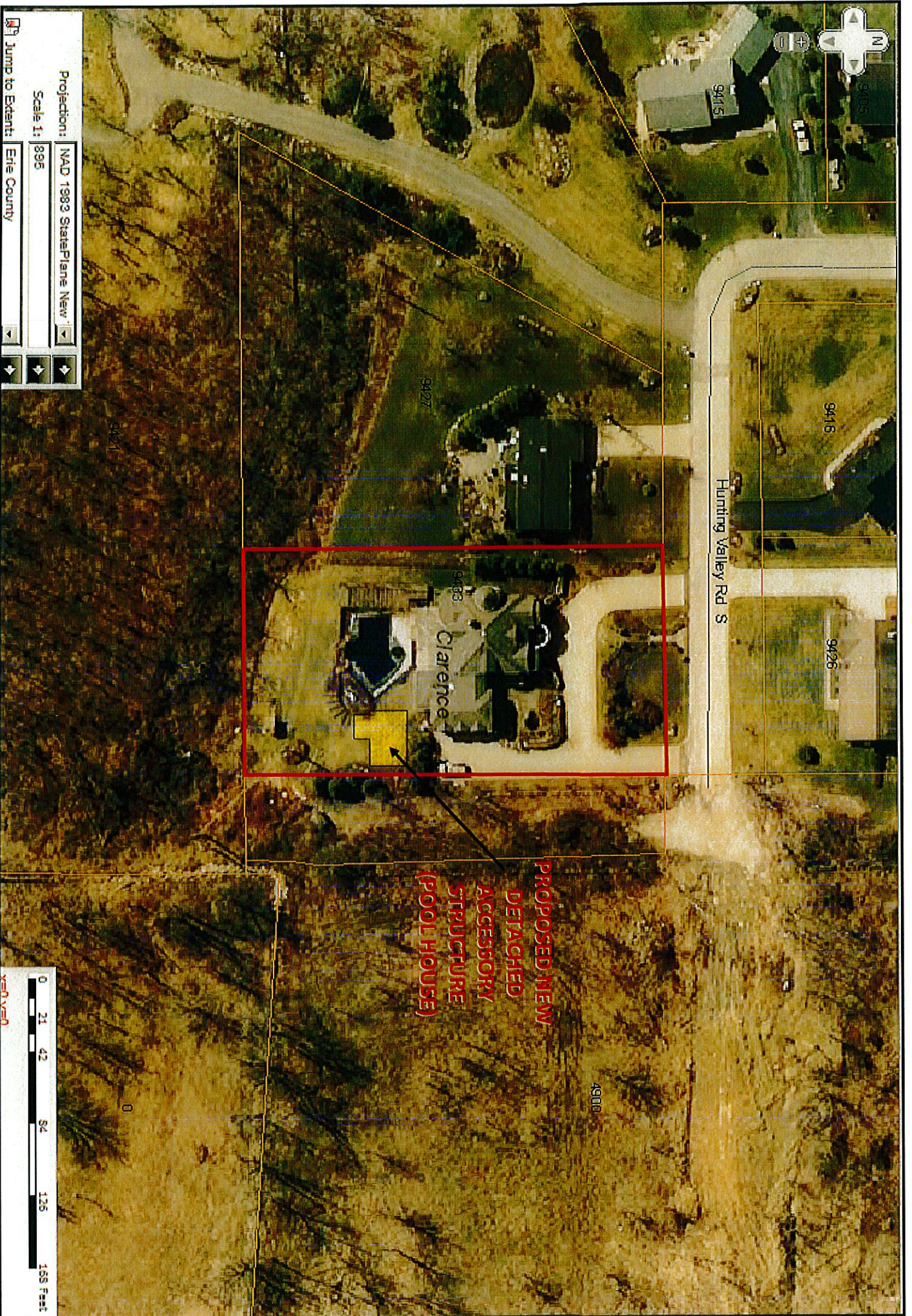
(A.K.A. HUNTING VALLEY ROAD SOUTH)

200.0' EAST OF THE S.W. CORNER
OF HUNTING VALLEY SOUTH



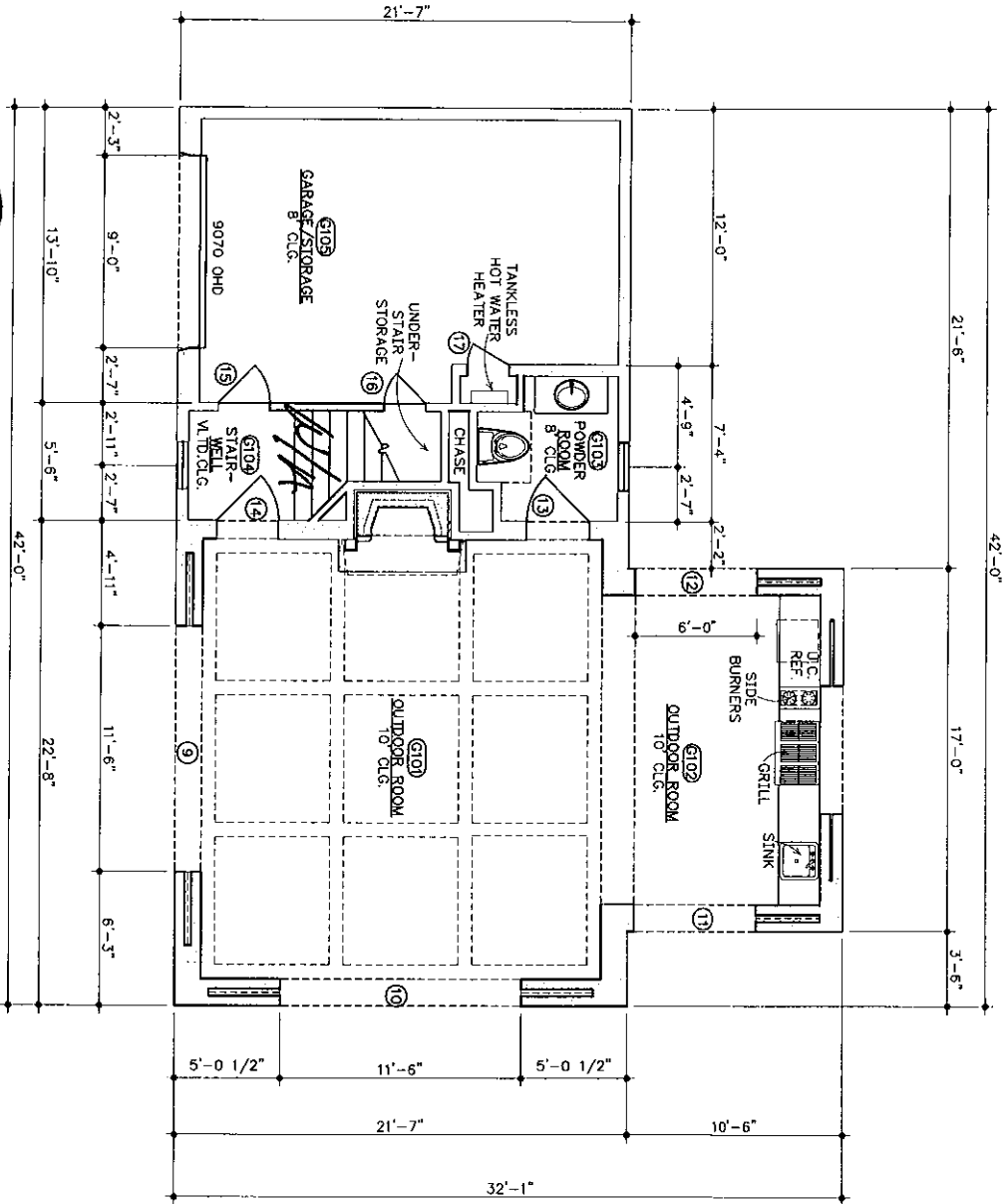
SOUTH LINE OF LANDS CONVEYED BY
LIBER 4797, DEEDS PAGE 457

SOUTHEAST CORNER OF LANDS CONVEYED
BY LIBER 4797, DEEDS PAGE 457





PROPOSED NEW
DETACHED
ACCESSORY
STRUCTURE
(POOL HOUSE)



HOUSE MAIN LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

REQUEST FOR ACTION BY:

TOWN OF CLARENCE, N.Y.

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☐ Planning Board
☐ Town Board

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☐ Subdivision
☐ Limited Use Permit
☐ Other

Rec'd. by: Brad Packard

Date March 28, 2012

Action Desired Applicant is requesting 2 variances to allow for the construction of a +/- 87,000 square foot Produce Market at 8555 Transit Road in the Major Arterial zoning district.

Variance #1: Applicant is requesting a 32' variance to allow for a 103' front yard setback to parking from center line of public right of way.

Variance #2: Applicant is requesting a 21' variance to allow for a 24' greenbelt setback to an adjoining residential use.

Reason

Town Code Reference:

Variance #1: Section 229-94(D) / **Variance #2:** Section 229-94(H)

Acting as Agent for Applicant:

PLEASE PRINT

Michael Metzger, President

Name Niagara County Produce (Richard
Dorr)

Metzger Civil Engineers

Address 8555 Transit Road

8560 Main Street, Suite 3

East Amherst NY 14051

Williamsville, NY 14221

Town/City **State** **Zip**
Phone 625-9151

Phone: 633-2601

Signed SIGNATURE ON FILE

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Initial Action

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Rejected ☐ by on 19

Approved ☐

Rejected ☐ by on 19

Published (Attach Clipping) on 19

Hearing Held by on 19

Final Action Taken

Approved ☐

Rejected ☐ by on 19

Published (Attach Clipping) on 19

Filed with Town Clerk on 19

Filed with County Clerk on 19

REQUESTED VARIANCE DESCRIPTION

Niagara County Produce would like to construct a new market, greenhouse and warehouse building on approximately 13.2 acres of land which includes the existing facility. There have been safety concerns for years resulting from the site's ingress and egress options available at the Transit Road/Millersport Highway intersection. It is very difficult leaving the site, especially when attempting to head south. There have also been numerous accidents including fatalities from vehicles heading north on Millersport Highway leaving the road and colliding with the existing building which is quite near the highway. The building itself, which is comprised of a series of building additions constructed since the original building was built circa 1949, has exceeded its useful life span. There are issues with the roof, structural members and floor that are cost prohibitive to address. The new facility would be constructed much more distant from Transit Road and would have a new entrance off Tonawanda Creek Road to help alleviate concerns over traffic safety and the constant fear of vehicles strikes. Two parcels amounting to 6.9 acres in size would be linked to the existing 6.3 acre parcel to provide enough space for the building, setbacks, buffers, parking, new stormwater management facility, truck maneuverability and new sewage disposal system. A plan was created to effect all of the positives noted above, which fully complied with all town requirements for parking, greenspace and setbacks. Unfortunately, through the initial study and planning phase of the project, 5.28 acres of state and federal wetland were found on the northerly two added parcels. The owner and their representatives have been working with the New York State Department of Environmental Conservation (NYSDEC) and US Army Corps of Engineers (USACOE) to minimize wetland impacts in the hopes of securing a wetland permit needed for construction. The project has been drastically scaled back, removing many of the facility enhancements such as a bakery, to a point where the project is at the bare minimum capable of making the project financially viable. Even with the project scale reductions, the USACOE and NYSDEC are not fully satisfied with the remaining wetland impacts. As such, they have asked us to pursue variances from the town in order to move the new facilities farther off the wetland areas. The plan submitted herewith, if implemented, will allow us to reduce wetland impacts by almost 0.7 acre. The plan includes two areas which do not fully comply with the town's zoning ordinance. Without this plan, we fear that the NYSDEC and USACOE may deny the wetland impact permit which will kill the project.

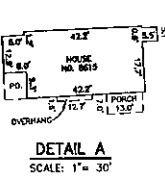
The variances requested are as follows:

1. An encroachment into the required 135' setback from the centerline of Transit Road. We are requesting to place parking at a point where the leading edge would be 103' from the centerline of Transit Road. It is important to note that the existing area is currently paved right up to the pavement of Transit Road for its full width. The area between the new parking lot pavement edge and the Transit Road pavement edge will be removed of existing pavement and replaced with a finished surface of maintained lawn and landscaped area adding 73' of green to an area that is currently paved.

2. The second variance request is for the 45' greenbelt required between a commercial use and a residential use. The far back, southeast corner of the property abuts the owner's own home which resides on a separate parcel of land. Existing paving extends up to and beyond the property line between the two parcels. Our request would be to allow the driving lane servicing the back of the property to extend into the required 45' greenbelt (which is currently all paved) by 21'.

As noted above, the requested variances would allow a significant reduction in the amount of federal and state wetland that would be impacted, comes at the direct request of the NYSDEC, will still result in a betterment of the existing condition, and the only residential user potentially impacted by the reduction in greenbelt designed to protect residential users is the owner of the property making the request.

We respectfully ask that you look favorably upon this request and grant the variances as submitted.



- LEGEND**
- DE — OVERHEAD ELECTRIC
 - OT — OVERHEAD TELEPHONE
 - OET — OVERHEAD ELECTRIC & TELEPHONE
 - F — FENCE
 - P.P. — POWER POLE
 - W.V. — WATER VALVE

(100.0' WIDE)

TRANSIT

ROAD

(N.Y.S. ROUTE NO. 78)

(S.H. NO. 89)

DETAIL B
SCALE: 1" = 30'

TONAWANDA CREEK ROAD (49.5' WIDE)

HAIKAL C. SALIBA
L-11136, P-6283

RICHARD DORR & JODY CHESKO
L-11205, P-4781
S.B.L. NO. 5.00-2-5

WILLIAM A. & MARILYN T. BECKER
L-7062, P-79

THOMAS P. & LINDA CRITELLI
L-10587, P-793

RICHARD DORR & JODY CHESKO
L-11165, P-1551
S.B.L. NO. 5.00-2-7.1

13.203±Ac. TOTAL

RICHARD J. DORR
L-11072, P-8515
S.B.L. NO. 5.00-2-9.1

JOSEPH J. & JANICE A. BOWDEN
L-11018, P-5821

RUTH K. DORR
L-11075, P-7783

NOTES

1) FOR ADDITIONAL TOPOGRAPHICAL INFORMATION SEE MAP PREPARED BY MCINTOSH & MCINTOSH, P.C., DATED DECEMBER 5, 2011 AND IDENTIFIED AS JOB NO. 2758-TOPO.

© 2009 MCINTOSH & MCINTOSH, P.C.
ALL RIGHTS RESERVED

RESURVEY	REVISION
	ADDED DIMENSION JUNE 28, 2009
	ADDED ADDITIONAL PARCELS DECEMBER 5, 2011

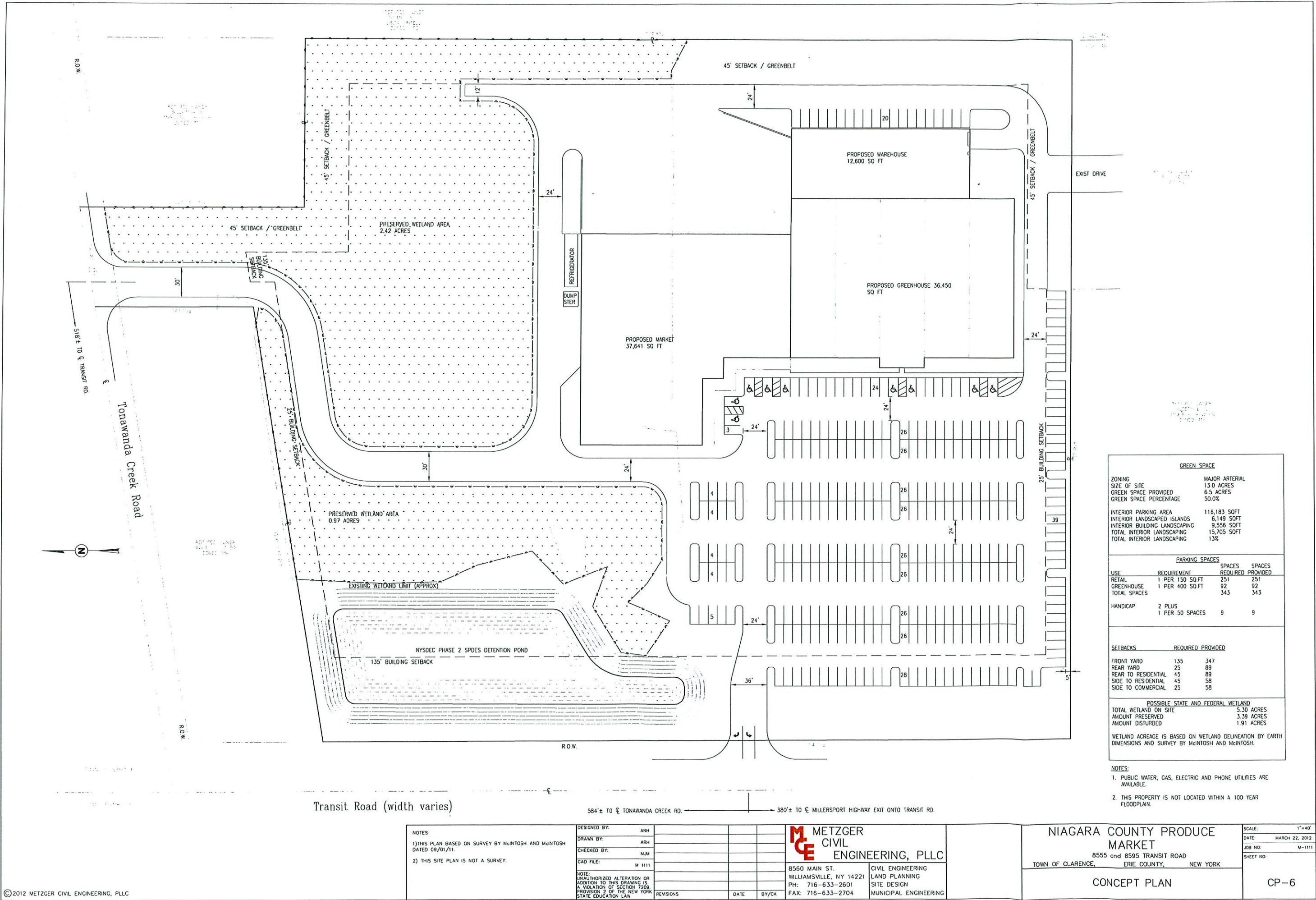
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2208, PROVISION 3 OF THE NEW YORK STATE EDUCATION LAW.

MCINTOSH & MCINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
LOCKPORT, NEW YORK BUFFALO, NEW YORK
PHONE 434-9138 PHONE 625-8360

SURVEY OF PART OF LOT-47, TWP.-13, R.-6, HOLLAND PURCHASE
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

LOCATION	TOWN OF CLARENCE, ERIE COUNTY, NEW YORK	DATE	MAY 29, 2009
JOB No.	2758-A	SCALE: 1" = 60'	



GREEN SPACE			
ZONING	MAJOR ARTERIAL		
SIZE OF SITE	13.0 ACRES		
GREEN SPACE PROVIDED	6.5 ACRES		
GREEN SPACE PERCENTAGE	50.0%		
INTERIOR PARKING AREA	116,183 SQ FT		
INTERIOR LANDSCAPED ISLANDS	6,149 SQ FT		
INTERIOR BUILDING LANDSCAPING	9,556 SQ FT		
TOTAL INTERIOR LANDSCAPING	15,705 SQ FT		
	13%		

PARKING SPACES			
USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
RETAIL	1 PER 150 SQ.FT	251	251
GREENHOUSE	1 PER 400 SQ.FT	92	92
TOTAL SPACES		343	343
HANDICAP	2 PLUS 1 PER 50 SPACES	9	9

SETBACKS		
	REQUIRED	PROVIDED
FRONT YARD	135	347
REAR YARD	25	89
REAR TO RESIDENTIAL	45	89
SIDE TO RESIDENTIAL	45	58
SIDE TO COMMERCIAL	25	58

POSSIBLE STATE AND FEDERAL WETLAND		
TOTAL WETLAND ON SITE	5.30 ACRES	
AMOUNT PRESERVED	3.39 ACRES	
AMOUNT DISTURBED	1.91 ACRES	

WETLAND ACREAGE IS BASED ON WETLAND DELINEATION BY EARTH DIMENSIONS AND SURVEY BY McINTOSH AND McINTOSH.

- NOTES:
- PUBLIC WATER, GAS, ELECTRIC AND PHONE UTILITIES ARE AVAILABLE.
 - THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.

NOTES

- THIS PLAN BASED ON SURVEY BY McINTOSH AND McINTOSH DATED 09/01/11.
- THIS SITE PLAN IS NOT A SURVEY.

DESIGNED BY:	ARH			
DRAWN BY:	ARH			
CHECKED BY:	MJM			
CAD FILE:	M 1111			
NOTE:	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, PROMISION 2 OF THE NEW YORK STATE EDUCATION LAW			
REVISIONS		DATE	BY/CK	

MC METZGER CIVIL ENGINEERING, PLLC

8560 MAIN ST.
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704

CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

NIAGARA COUNTY PRODUCE MARKET

8555 and 8595 TRANSIT ROAD
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

CONCEPT PLAN

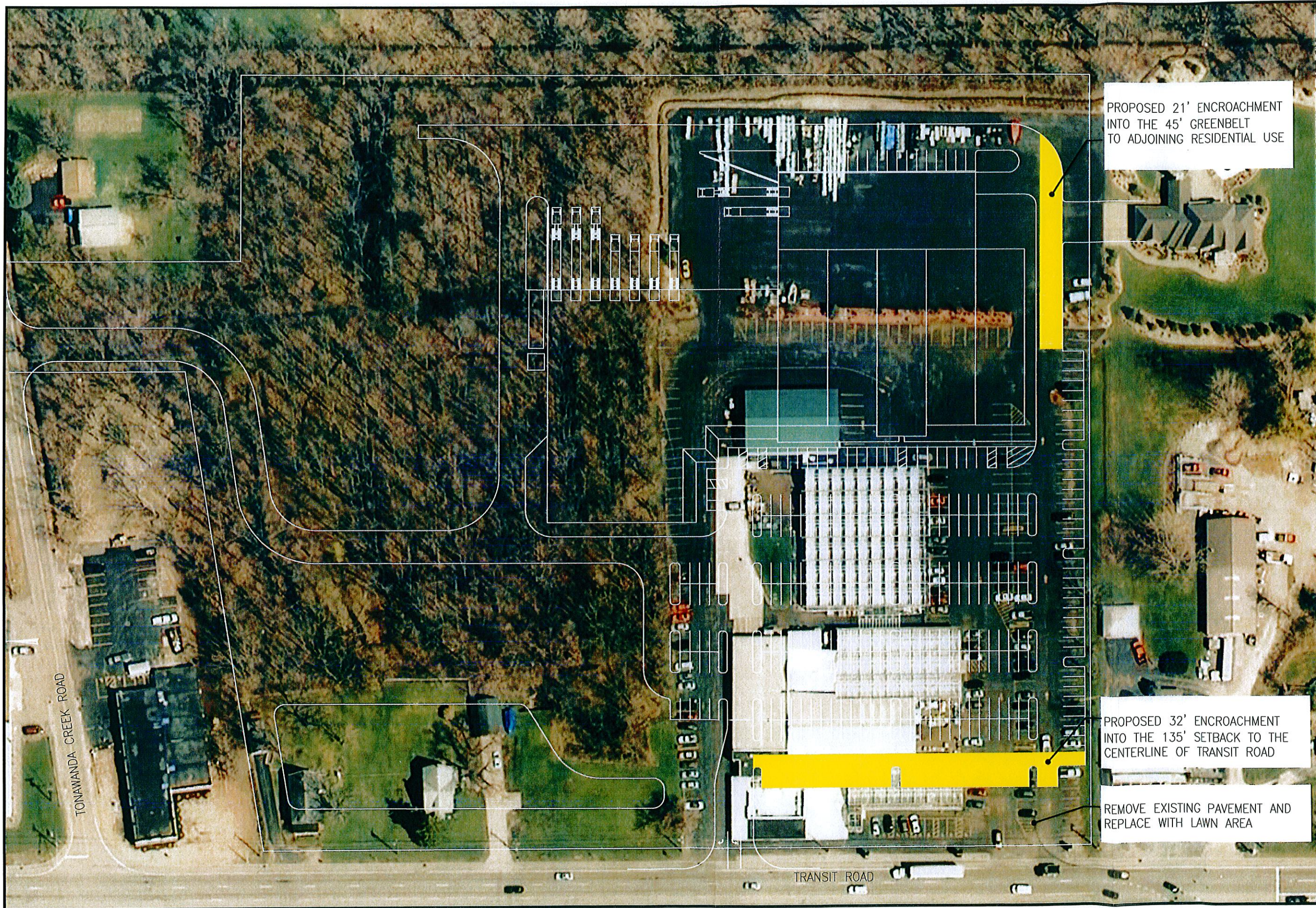
SCALE: 1"=40'

DATE: MARCH 22, 2012

JOB NO: M-1111

SHEET NO:

CP-6



TONAWANDA CREEK ROAD

TRANSIT ROAD

PROPOSED 21' ENCROACHMENT
INTO THE 45' GREENBELT
TO ADJOINING RESIDENTIAL USE

PROPOSED 32' ENCROACHMENT
INTO THE 135' SETBACK TO THE
CENTERLINE OF TRANSIT ROAD

REMOVE EXISTING PAVEMENT AND
REPLACE WITH LAWN AREA



METZGER
CIVIL
ENGINEERING, PLLC

SCALE: N.T.S.
DATE: 3.26.12
JOB NO: M-1111
DESIGNED BY: ARH/MJM

NIAGARA CO. PRODUCE
AERIAL PHOTO

**REQUEST FOR
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Rec'd. by: Brad Packard

Date March 28, 2012

Action Desired Applicant is requesting a 53 unit or a 5.9 units per acre variance to allow for the construction of a new multi-family senior housing apartment development having 125 units or 13.9 units per acre at 8040 Roll Road in the Commercial zoning district.

Variance Request:

Requested living unit density- 13.9 units per acre (125 units)

Reason Maximum living unit density- 8.0 units per acre (72 units)

Resulting variance request- 5.9 units per acre (53 units)

PLEASE PRINT

Affordable Senior Housing Opportunities
Name of New York (Contact: Gary Clunie)

Town Code Reference:

Address 348 Harris Hill Road

Section 229-126(B)

Williamsville NY 14221

Town/City State Zip
Phone 688-8640

Signed SIGNATURE ON FILE

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Affordable Senior Housing Opportunities of New York, Inc.
Request For Density Variance
December 30, 2011

Affordable Senior Housing Opportunities of New York, Inc. is seeking a density variance to allow the implementation of an apartment building at 8040 Roll Road for senior citizens capable of living independently. The requested variance is similar to those granted to other apartment buildings in the Town of Clarence such as the Coventry Green apartments and Oak apartments. Coventry Green apartments has a higher persons per unit density and thus a higher persons per acre density than the proposed apartment building at 8040 Roll Road in that the Coventry Green apartments are available to individuals and families whereas the occupancy at the apartments proposed at 8040 Roll Road is limited to senior citizens capable of living independently.

The unit mix at the Coventry Green apartments contains more three bedroom apartments than one bedroom apartments and Coventry Green was granted a 66 unit variance while Affordable Senior Housing Opportunities of New York, Inc. is seeking a 59 unit variance.

The Clarence Town Board has approved the amendment of the Land Use Map within the Master Plan to accommodate the implementation of our proposed apartment building and they have unanimously issued a negative declaration on the SEQR review for the rezoning and concept plan indicating that the apartment building will have no adverse impact on the environment. The Town of Clarence Planning Board has unanimously approved the concept plan for the project.

Uses permitted within the commercial district with a special exception use permit, such as a shopping plaza, have significantly greater traffic counts than our proposed use. If we implemented a 81,250 square foot shopping plaza on the property, it would generate approximately 300 vehicle trips per hour during the weekday peak hourly travel periods according to the American Institute of Transportation Engineers Eighth Edition. This is several multiples more than the trips generated by our proposed tenants in similar hourly travel periods. The American Institute of Transportation Engineers estimates morning hourly peak travel numbers for at 13% and evening hourly peak travel numbers at 16% for our proposed use. These numbers would translate into 17.03 cars per hour in the morning and 21 cars per hour in the evening (these numbers include visitors and staff and include incoming and outgoing cars). Additionally, an independent traffic study was completed at one of our existing apartment buildings for senior citizens capable of living independently. The study found a morning hourly peak travel number at 12% and an evening peak travel number at 28%. These numbers would translate into 15.72 cars per hour in the morning and 36.68 cars in the evening (these numbers also included visitors and staff and included incoming and outgoing cars). The independent study was completed in August so as not to skew the numbers downward due to inclement weather conditions.

The Erie County Traffic Engineer has advised that the proposed project will have minimal impact on the traffic in and around the surrounding area.

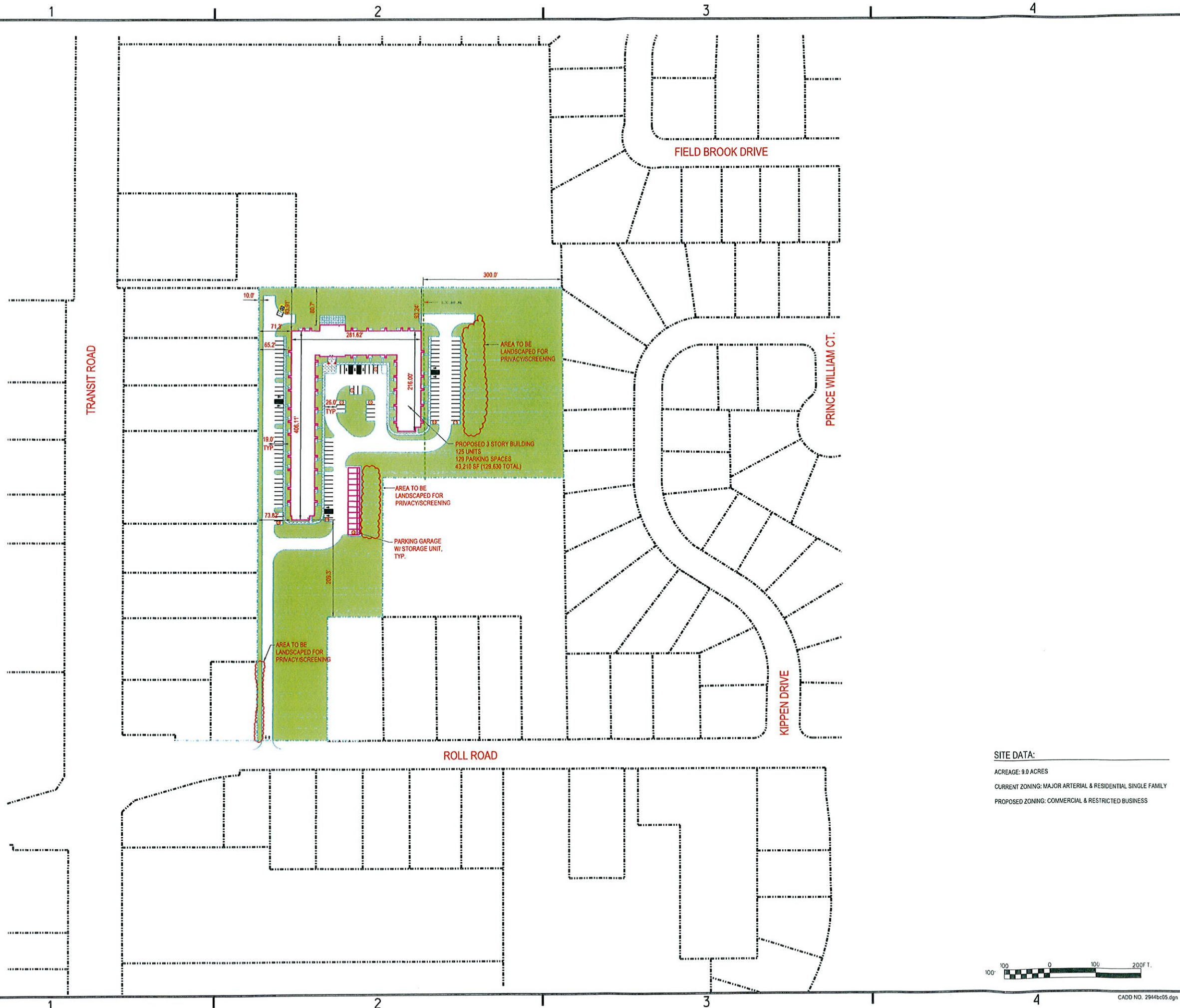
There have been questions raised by the Zoning Board of Appeals regarding the landscaping, exterior lighting and exterior finishes among other things for the proposed apartment building. Affordable Senior Housing Opportunities of New York, Inc. will need to comply with the building code and ordinances of the Town of Clarence in order to implement the proposed development concept. Our site plan will require the approval of the Town of Clarence Planning Board and the landscaping plan shall require the approval of the Town of Clarence Landscape Committee.

Affordable Senior Housing Opportunities of New York, Inc.
Request For Density Variance
December 30, 2011
Page 2

We have recently implemented a similar apartment building in the Town of Amherst at 2730 North Forest Road. This building was shown in the photos provided with our variance petition. Please feel free to visit the building if you wish to get a better feel for the architectural style of the apartment building. At this time we would respectfully request that you limit your visitation of the building to its exterior parking lot and adjoining roads.

I hope you find this information useful and look forward to continuing our discussions at the next meeting of the Zoning Board of Appeals on January 10, 2011.





SITE DATA:
ACREAGE: 9.0 ACRES
CURRENT ZONING: MAJOR ARTERIAL & RESIDENTIAL SINGLE FAMILY
PROPOSED ZONING: COMMERCIAL & RESTRICTED BUSINESS



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Buffalo, New York 14203
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SENIOR HOUSING
8040 ROLL ROAD
CLARENCE, NEW YORK
AFFORDABLE SENIOR HOUSING
OPPORTUNITIES OF N.Y., INC.

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REVISIONS		
PROJECT NO: F53.028.001		
DATE: 3-21-12		
SCALE: AS NOTED		
DRAWN BY: S. SCHIENER		
DESIGNED BY:		
CHECKED BY:		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

CONCEPT
PLAN

USER: **
DATE: **
SYTIME: **



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REVISÉ

DATE 02-25-1

REVISION	DESCRIPTION
1	Initial Issue
2	Revised to include new material
3	Revised to correct errors
4	Revised to update information
5	Revised to improve clarity
6	Revised to add new sections
7	Revised to remove outdated content
8	Revised to enhance readability
9	Revised to align with standards
10	Revised to incorporate feedback
11	Revised to update references
12	Revised to improve formatting
13	Revised to add new figures
14	Revised to update tables
15	Revised to improve flow
16	Revised to add new conclusions
17	Revised to update abstract
18	Revised to improve introduction
19	Revised to update literature review
20	Revised to improve discussion
21	Revised to add new references
22	Revised to update bibliography
23	Revised to improve references
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